

**PLANNING ADVISORY COMMITTEE PUBLIC PARTICIPATION
MEETING MINUTES**

TOWN OF LUNENBURG

Monday, July 31, 2024 at 6 p.m.

Council Chamber, 120 Townsend St. and Zoom Webinar/YouTube Live



- Present Deputy Mayor Stephen Ernst (Chair)
Irma DaSie, Citizen Representative
Alex Greek, Citizen Representative
Colin Whitcomb, Citizen Representative
- Also Present Hilary Grant, Interim CAO
Trevor Hume, Planner/Development Officer
Marc Kiely, Interim Community Development Manager
Maya Mills, Recording Secretary
- Absent Councillor Ed Halverson
- Call to Order The Chair called the meeting to order at 6:00 p.m.
- Land acknowledgment The Chair recognized Lunenburg's location on the unceded territory of the Mi'kmaq people.
- Approval of Agenda Moved and seconded that the Committee approve the agenda for the July 31, 2024 meeting as presented.

Motion carried unanimously

- Approval of Minutes Moved and seconded that the Committee approve the minutes of the March 25, 2024 meeting as presented.

Motion carried unanimously

Amending the MPS

Staff reviewed the information memos regarding amending the MPS to be consistent with Old Town Lunenburg Heritage Conservation District Plan and By-law; and to allow Development Agreements on lands purchased from the Town.

Hilary Grant, Interim Chief Administrative Officer, summarized the proposed amendments to the MPS. Based on feedback from the province, the town must amend section 5.3.1, 5-4, and 5.3.2 of the MPS to align with the Old Town Lunenburg Heritage Conservation District Plan and By-law that was adopted on February 27, 2024.

Colin Whitcomb, Citizen Representative, questioned whether these amendments would change anything in terms of the process that the public must undergo for property changes.

Staff answered that these amendments would have no impact on the Old Town Lunenburg Heritage Conservation District Plan and By-law. All processes already approved in that plan would remain in place and these amendments strictly serve as a clean up measure for the MPS.

Alex Greek, Citizen Representative, questioned whether the amendment to section 5.3.2 would provide additional information to guide residents on the appropriate measures for making changes to properties in Old Town Lunenburg.

Staff answered that that type of guidance can be found in the Old Town Lunenburg Heritage Conservation District Plan and By-law but would not be included in the MPS itself to ensure that the Town is not in an administrative position where constant updates need to be made to both documents.

Alex Greek questioned whether there would be any reference in the MPS on where to find information related to heritage conservation guidelines for the Town of Lunenburg.

Staff answered that there is a copy of the current plan and bylaw and the new plan and by-law on the Town's website. That information would not be included in the MPS but is readily accessible to the public.

Hilary Grant explained the second proposed amendment to the MPS, which would allow Development Agreements on lands purchased from the Town. Staff are recommending Council to enter into Development Agreements with purchasers of Town-owned residential lands, which would add heightened regulations on Town lands ensuring that any land divestitures maximize community benefit. Staff are hoping to hold a future public participation meeting on this matter.

Irma DaSie, Citizen Representative, questioned if the Development Agreements would be approved and scrutinized by Council prior to selling Town lands to a private party.

Staff responded that that is the intent of the amendment, however, further research will need to be undertaken as to whether the amendment itself could specify the timeline in which Council must enter into the Development Agreement.

Irma DeSie questioned whether the Development Agreements would be written documents or come with design proposals for land use.

Staff responded that it would be the decision of Council what would be included in the Development Agreement and that this amendment is intended to empower Council to enter into a Development Agreement that provides specific guidelines on how a piece of town-owned land could be used.

Colin Whitcomb questioned if a “buy-back” agreement had been considering as part of the Development Agreement. He also questioned if there had been any consideration made to expanding the Development Agreement beyond Town land.

Staff answered that they have only been directed to look at this specific amendment to the MPS. The understanding of staff is that a choice was made to adopt an as-of-right development system in Lunenburg under the land-use by-law, but it is certainly something that can be explored and recommended to Council should the Planning Advisory Committee choose to do so.

Irma DeSie is in agreement with Colin Whitcomb that it would be a great idea to expand the use of Development Agreements to include lands not owned by the Town.

Irma DeSie questioned whether language changes should be made to the amendment to clearly disclose the reason for the changes.

Staff responded that they would take those language changes into consideration.

Next meeting August 21, 2024

Adjournment There being no further business, the July 31, 2024 Planning Advisory Committee meeting adjourned at 6:21 p.m.

Minutes were read and approved.